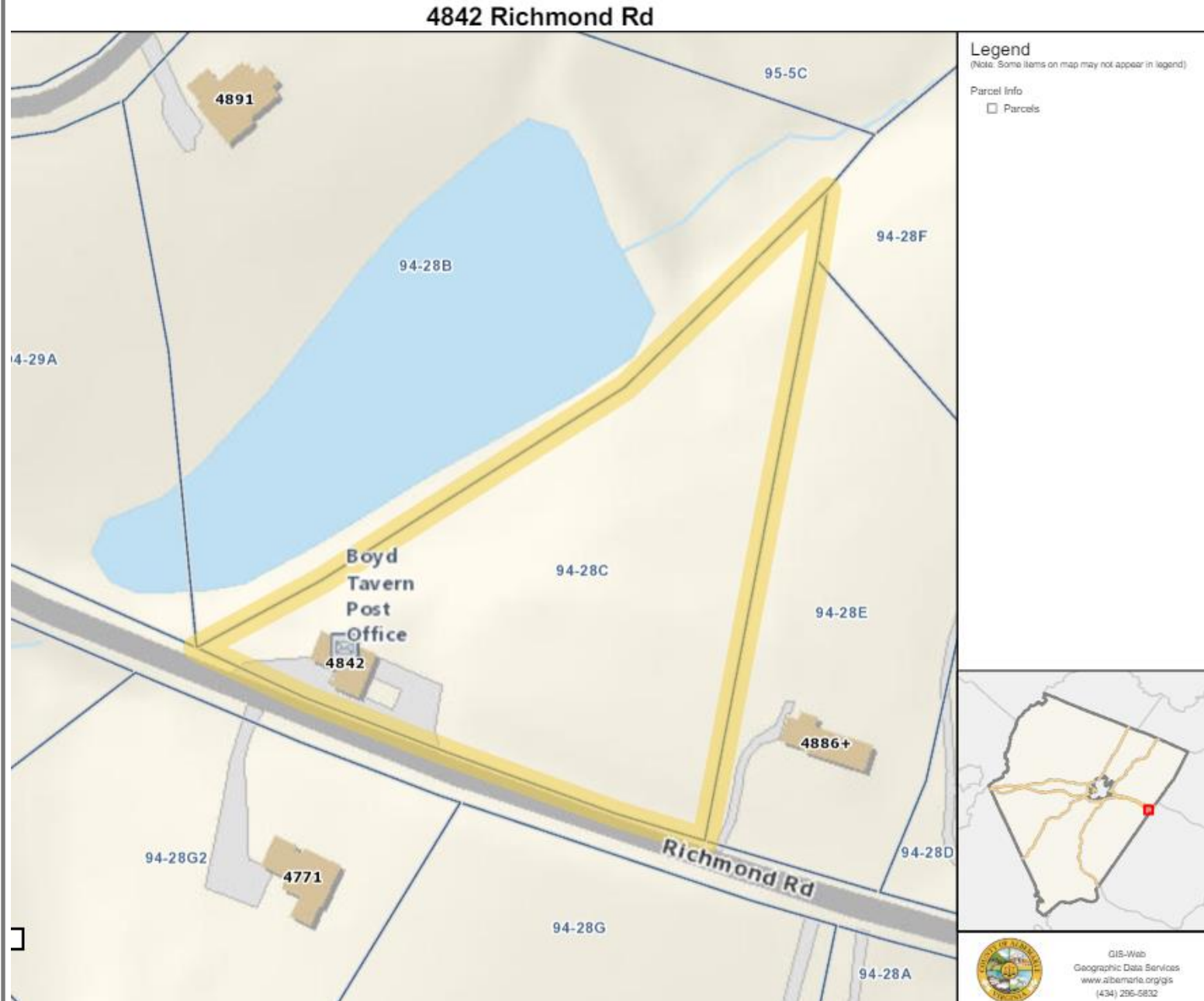
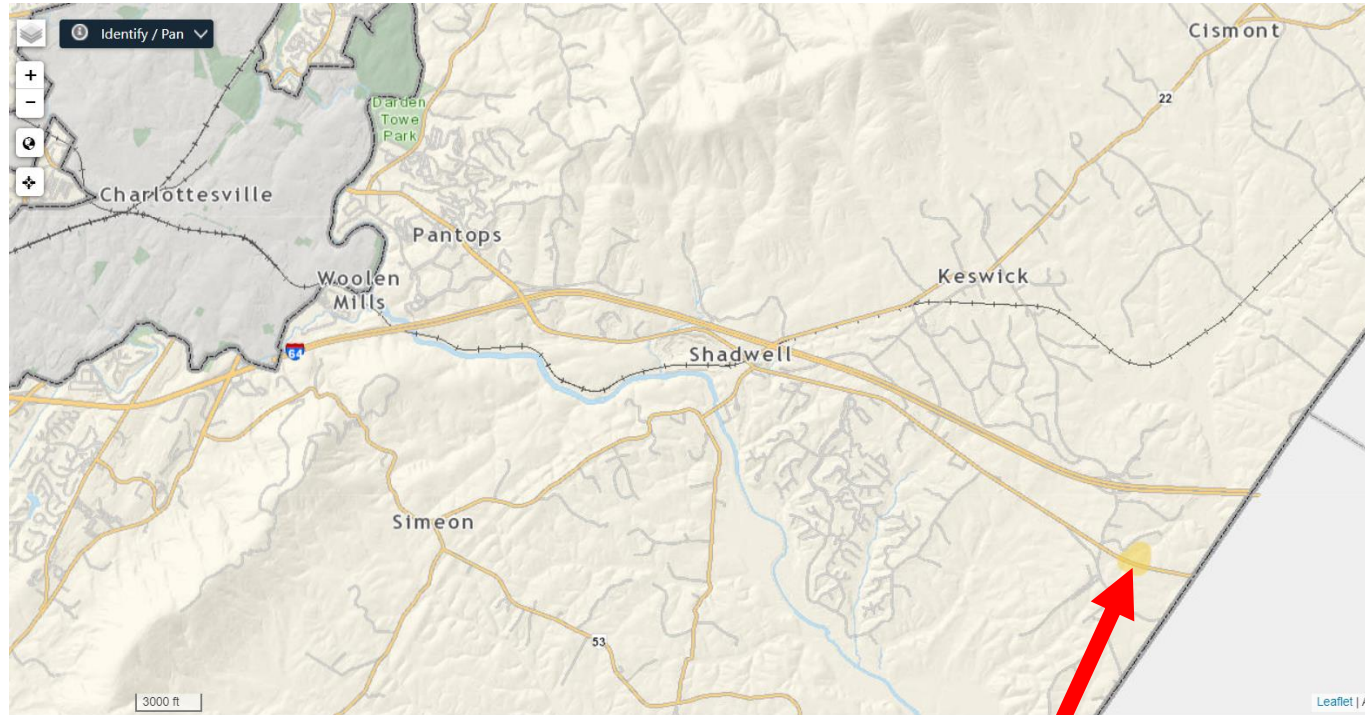


SP202400006 Piedmont Grounds Management

Albemarle County
Board of Supervisors
Public Hearing
September 18, 2024



Location



- 4842 Richmond Rd
- 3.13 acres
- Zoning: Rural Areas

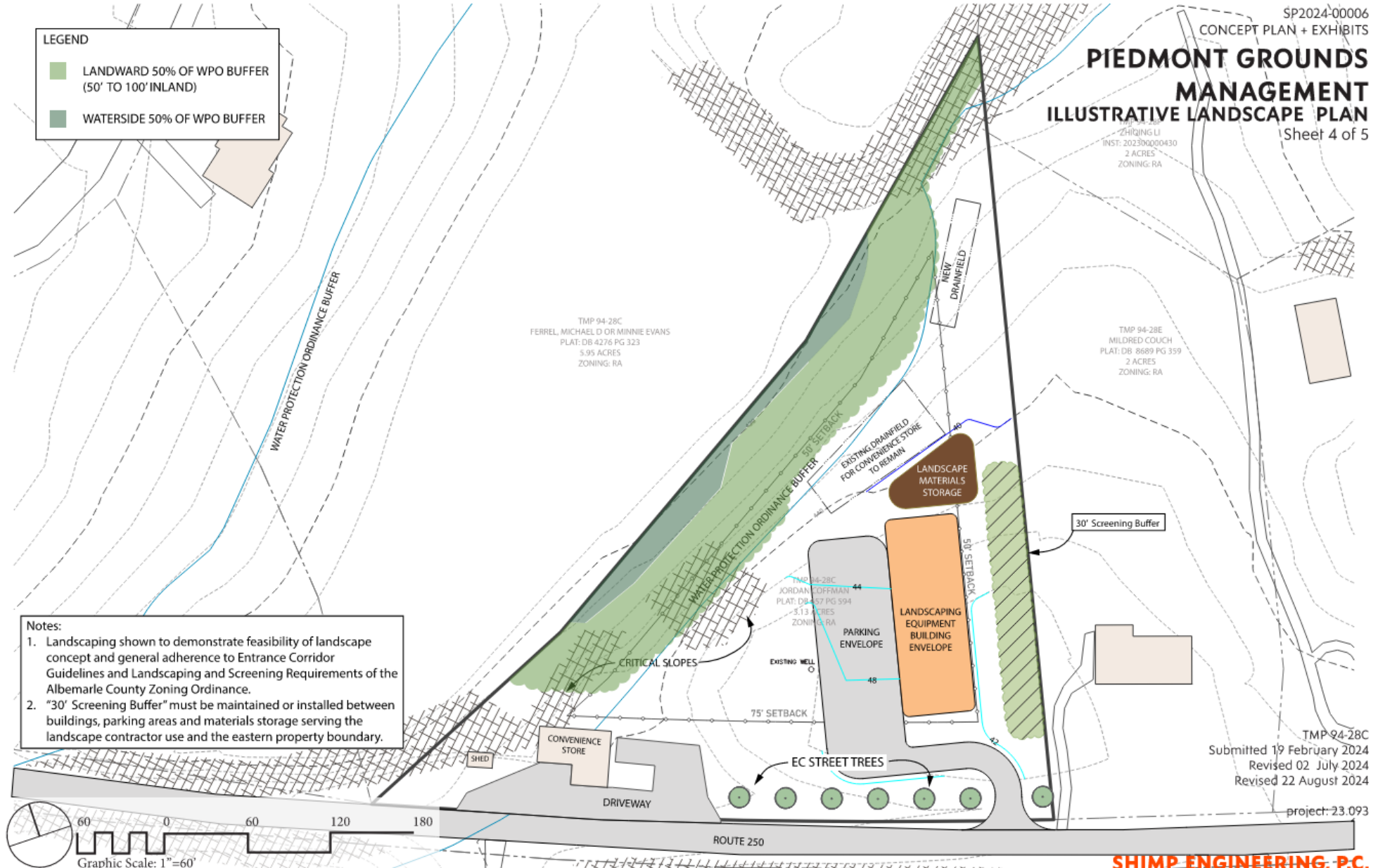
Existing Conditions



Proposal



Proposal



SP202400006 Factors and Findings

Factors for Consideration (Chapter 18 Section 33.40):

1. No substantial detriment.

Whether the proposed special use will be a substantial detriment to adjacent parcels.

2. Character of the nearby area is unchanged.

Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.

3. Harmony.

Whether the proposed special use will be in harmony with the purpose and intent of this chapter, with the uses permitted by right in the district, with the regulations provided in Section 5 as applicable, and with the public health, safety, and general welfare.

4. Consistency with the Comprehensive Plan.

Whether the proposed special use will be consistent with the Comprehensive Plan.

SP202400006 Recommended Conditions

1. Development of the use must be in general accord with the conceptual plan titled “Piedmont Grounds Management” prepared by Shimp Engineering, P.C., last revised August 22, 2024. To be in general accord with the Conceptual Plan, development must reflect the following major elements essential to the design of the development:

- a. Location of buildings;
- b. Location of parking areas; and
- c. Location of storage areas.

Minor modifications to the plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. Development of the property must comply with the Industrial setbacks and buffer/screening requirements set forth in *County Code* § 18-26.5. In consultation with the County Engineer and the Zoning Administrator, the Planning Director may permit slight modifications to the use buffer requirements to permit necessary grading for the proposed entrance, screening, or drainfields within the buffer provided screening requirements are met.

3. Prior to establishing the landscape contractor use on the property, a mitigation plan in accordance with *County Code* §17-406 must be approved and a vegetated buffer established within the Water Protection Ordinance Buffer.

SP202400006 Staff Findings

Positive Aspects:

1. The proposed use is consistent with the Comprehensive Plan
2. No detrimental impacts to adjoining properties are anticipated.

Concerns:

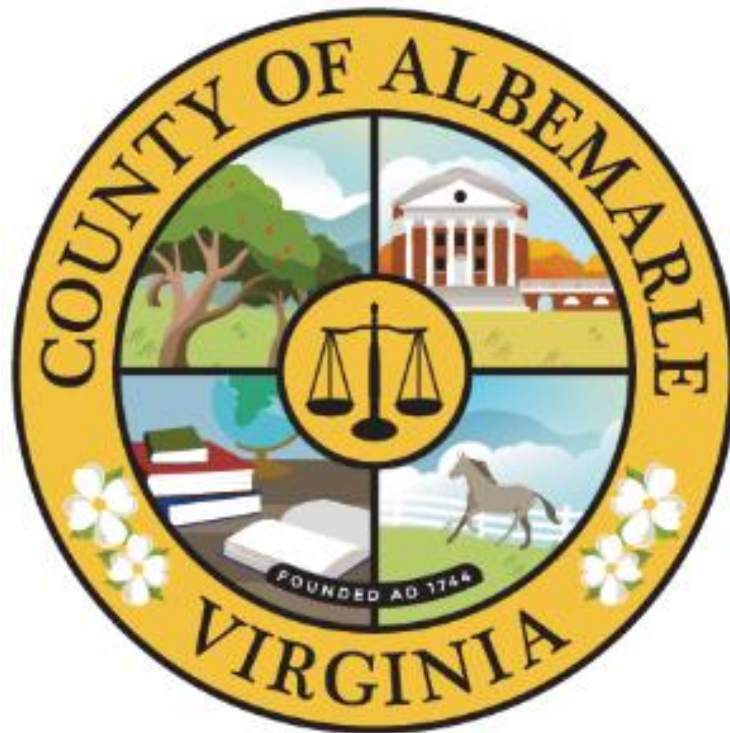
1. None

SP202400006 Recommendation

Staff recommends approval with the conditions as recommended in the Staff Report.

SP202400006

Questions?



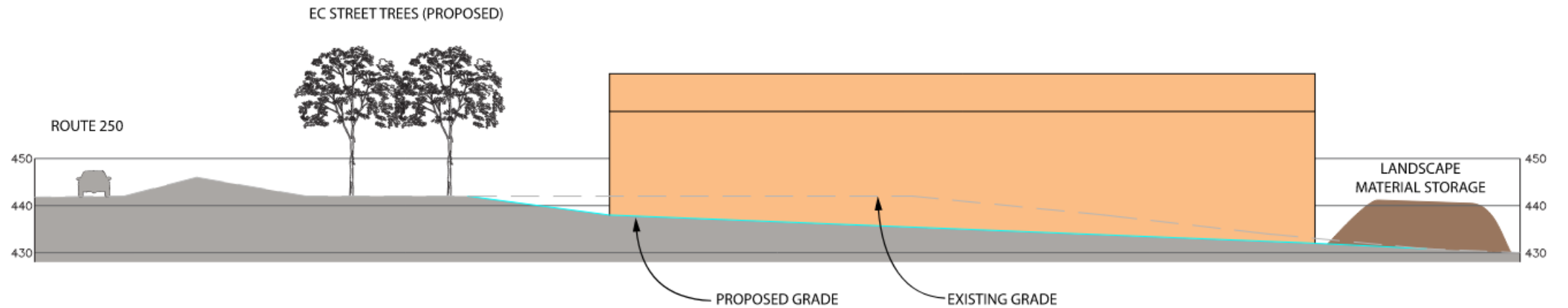
Suggested Motion

To **approve** special use permit SP202400006 Piedmont Grounds Management Landscape Contractor:

I move to adopt the resolution attached to the staff report as Attachment E.

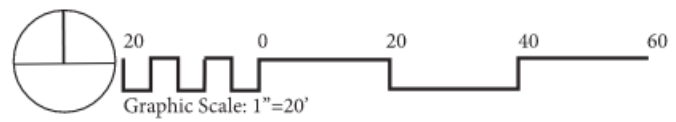
PIEDMONT GROUNDS MANAGEMENT SITE SECTION

Sheet 5 of 5



TMP 94-28C
Submitted 19 February 2024
Revised 02 July 2024
Revised 22 August 2024

project: 23.093



PIEDMONT GROUNDS MANAGEMENT EXISTING CONDITONS

ZHIQING LI
INST: 202300000430
2 ACRES
ZONING: RA

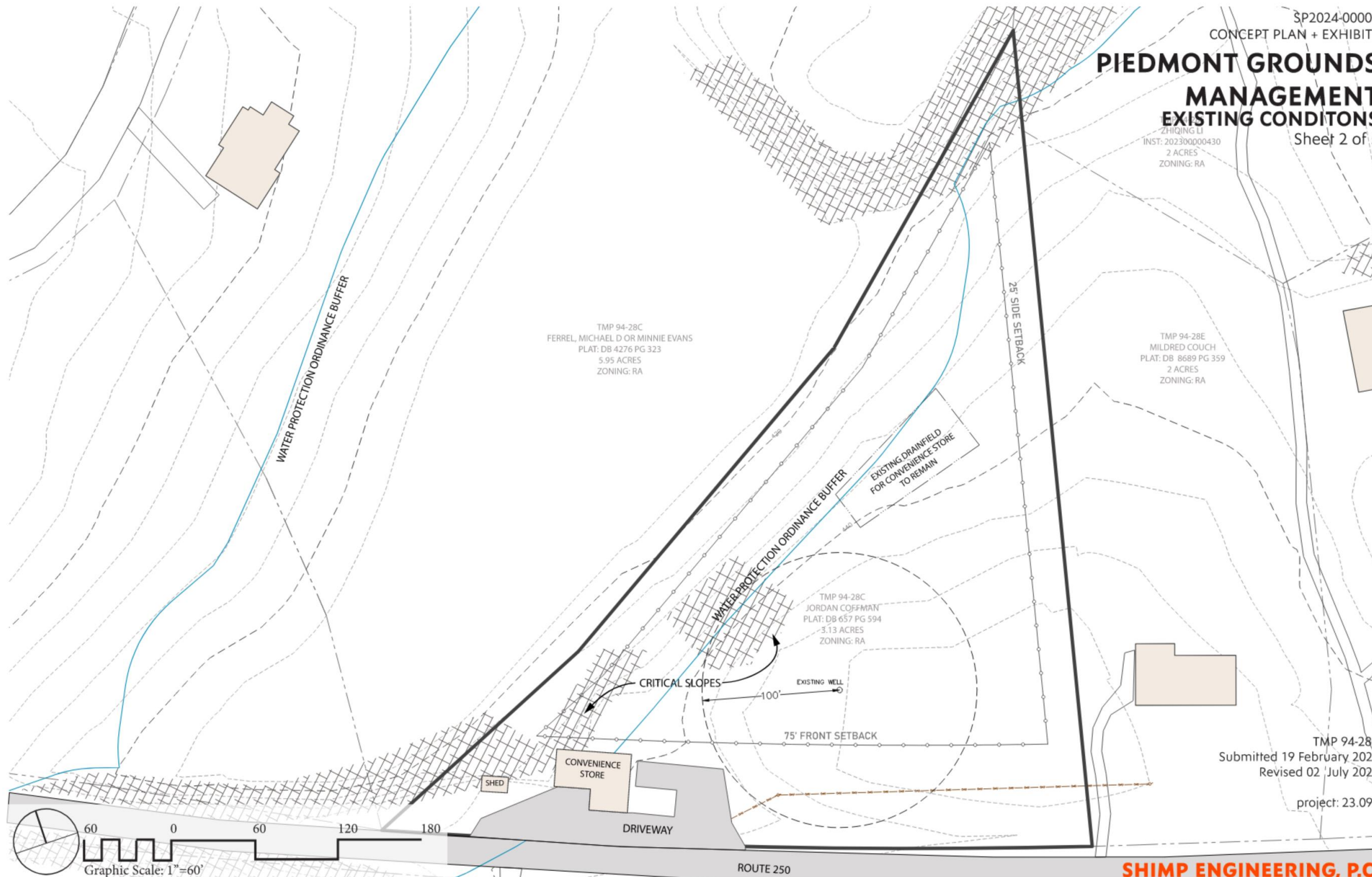
TMP 94-28E
MILDRED COUCH
PLAT: DB 8689 PG 359
2 ACRES
ZONING: RA

TMP 94-28C
FERREL, MICHAEL D OR MINNIE EVANS
PLAT: DB 4276 PG 323
5.95 ACRES
ZONING: RA

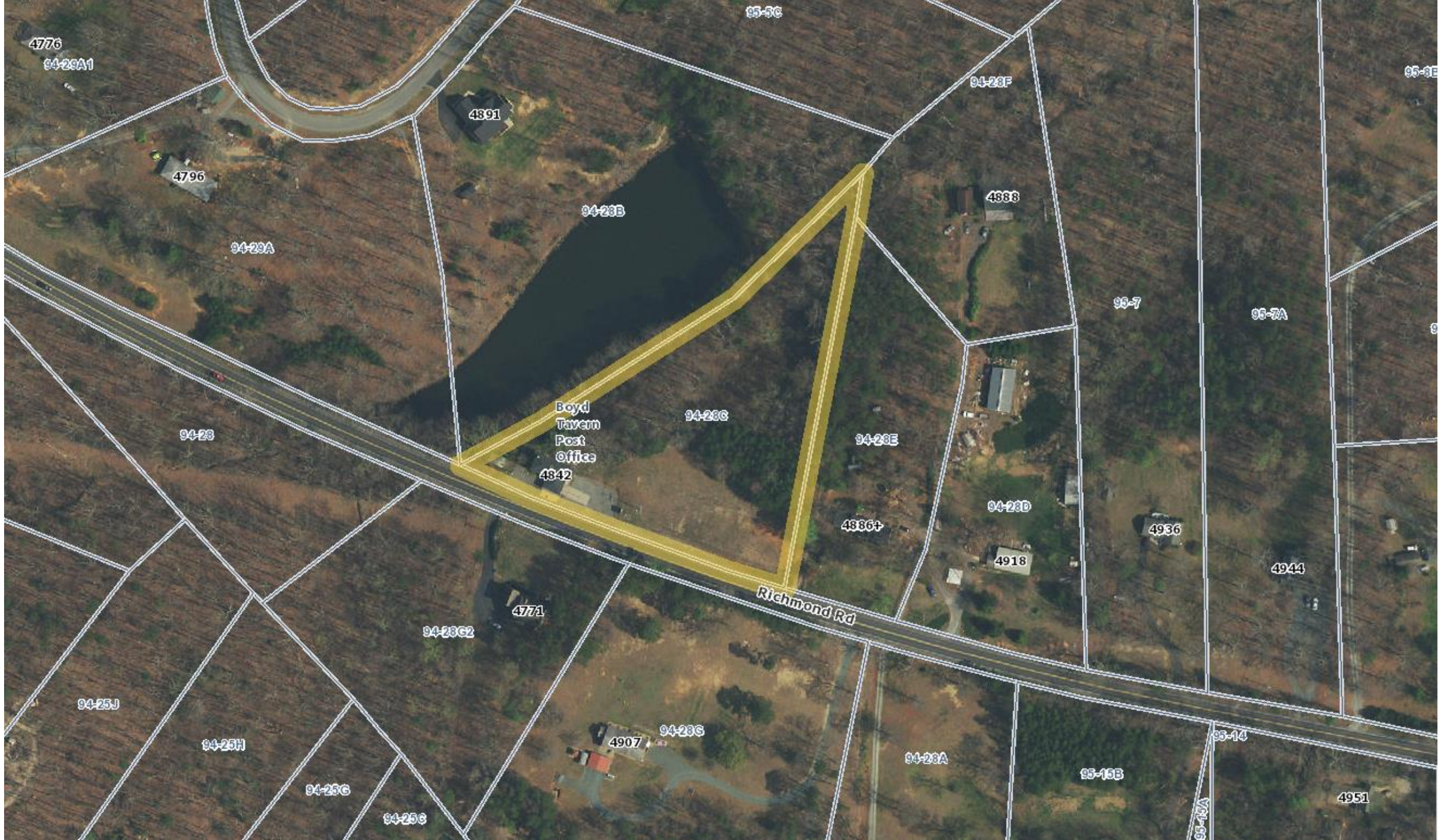
TMP 94-28C
JORDAN COFFMAN
PLAT: DB 657 PG 594
3.13 ACRES
ZONING: RA

TMP 94-28C
Submitted 19 February 2024
Revised 02 July 2024

project: 23.093







4776
94-29A1

4796

4891

94-28B

94-28F

95-8E

94-29A

4888

95-7

95-7A

94-28

Boyd
Tavern
Post
Office
4342

94-28C

94-28E

4886+

94-28D

4936

4918

4944

Richmond Rd

4771

94-28G2

94-25J

94-25H

94-25G

94-25E

4907

94-28G

94-28A

95-14

95-15B

4951

VA-95